

JOINT
PUBLIC NOTICE

CHARLESTON DISTRICT, CORPS OF ENGINEERS
1949 Industrial Park Road, Room 110
Conway, South Carolina 29526

and

THE S.C. DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
Office of Environmental Quality Control
Water Quality Certification and Wetlands Programs Section
2600 Bull Street
Columbia, South Carolina 29201

REGULATORY DIVISION
Refer to: P/N #2005-1R-111-C

29 JULY 2005

Pursuant to Sections 401 and 404 of the Clean Water Act (33 U.S.C. 1341), an application has been submitted to the Department of the Army and the South Carolina Department of Health and Environmental Control by

SOUTHERN LADIES, LLC
c/o VENTURE ENGINEERING, INC.
209 HIGHWAY 544
CONWAY, SOUTH CAROLINA 29526

for a permit to place fill material in wetlands adjacent to an unnamed tributary of the

WACCAMAW RIVER

located west of SC Highway 544, adjacent to and south of Misty Lane, in the Socastee Township, Horry County, South Carolina (Latitude – 33.70374, Longitude – 79.02190)

In order to give all interested parties an opportunity to express their views

NOTICE

is hereby given that written statements regarding the proposed work will be received by both of the above mentioned offices until

12 O'CLOCK NOON, MONDAY, 29 AUGUST 2005

from those interested in the activity and whose interests may be affected by the proposed work.

The proposed work consists of placing fill material in 0.69 acres of waters of the United States in order to construct building pads for proposed home sites. As mitigation for adverse aquatic impacts, the applicant proposes to preserve the remaining 3.03 acres of onsite wetlands and 1.20 acres of upland buffers. In addition, the applicant proposes to purchase 4.2 credits from an approved mitigation bank. The purpose of the proposed work, as stated by the applicant, is to construct a single family residential community.

29 JULY 2005

NOTE: Plans depicting the work described in this notice are available and will be provided, upon receipt of a written request, to anyone that is interested in obtaining a copy of the plans for the specific project. The request must identify the project of interest by public notice number and a self-addressed stamped envelope must also be provided for mailing the drawings to you. Your request for drawings should be addressed to the

**U.S. Army Corps of Engineers
ATTN: REGULATORY DIVISION
1949 Industrial Park Road, Room 110
Conway, South Carolina 29526**

The District Engineer has concluded that the discharges associated with this project, both direct and indirect, should be reviewed by the South Carolina Department of Health and Environmental Control in accordance with provisions of Section 401 of the Clean Water Act. As such, this notice constitutes a request, on behalf of the applicant, for certification that this project will comply with applicable effluent limitations and water quality standards. The District Engineer will not process this application to a conclusion until such certification is received. The applicant is hereby advised that supplemental information may be required by the State to facilitate the review. Persons wishing to comment or object to Water Quality Certification must submit all comments in writing to the S.C. Department of Health and Environmental Control at the above address within thirty (30) days of the date of this notice.

This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. Implementation of the proposed project would impact 0.69 acres of freshwater wetlands upstream of estuarine substrates and emergent wetlands utilized by various life stages of species comprising the red drum, shrimp, and snapper-grouper management complexes. Our initial determination is that the proposed action would not have a substantial individual or cumulative adverse impact on EFH or fisheries managed by the South Atlantic Fishery Management Council and the National Marine Fisheries Service (NMFS). Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the NMFS.

The District Engineer has consulted the most recently available information and has determined that the project will have no effect on any Federally endangered, threatened, or proposed species and will not result in the destruction or adverse modification of designated or proposed critical habitat. This public notice serves as a request to the U.S. Fish and Wildlife Service and the National Marine Fisheries Service for any additional information they may have on whether any listed or proposed endangered or threatened species or designated or proposed critical habitat may be present in the area which would be affected by the activity, pursuant to Section 7(c) of the Endangered Species Act of 1973 (as amended).

The District Engineer has consulted the latest published version of the National Register of Historic Places for the presence or absence of registered properties, or properties listed as being eligible for inclusion therein, and this worksite is not included as a registered property or property listed as being eligible for inclusion in the Register. Consultation of the National Register constitutes the extent of cultural resource investigations by the District Engineer, and he is otherwise unaware of the presence of such resources. Presently unknown archaeological, scientific, prehistorical, or historical data may be lost or destroyed by the work to be accomplished under the requested permit.


Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for a public hearing shall state, with particularity, the reasons for holding a public hearing.

29 JULY 2005

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest and will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency (EPA), under authority of Section 404(b) of the Clean Water Act and, as appropriate, the criteria established under authority of Section 102 of the Marine Protection, Research and Sanctuaries Act of 1972, as amended. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the project must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the project will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production and, in general, the needs and welfare of the people. A permit will be granted unless the District Engineer determines that it would be contrary to the public interest. In cases of conflicting property rights, the Corps of Engineers cannot undertake to adjudicate rival claims.

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this project. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the activity.

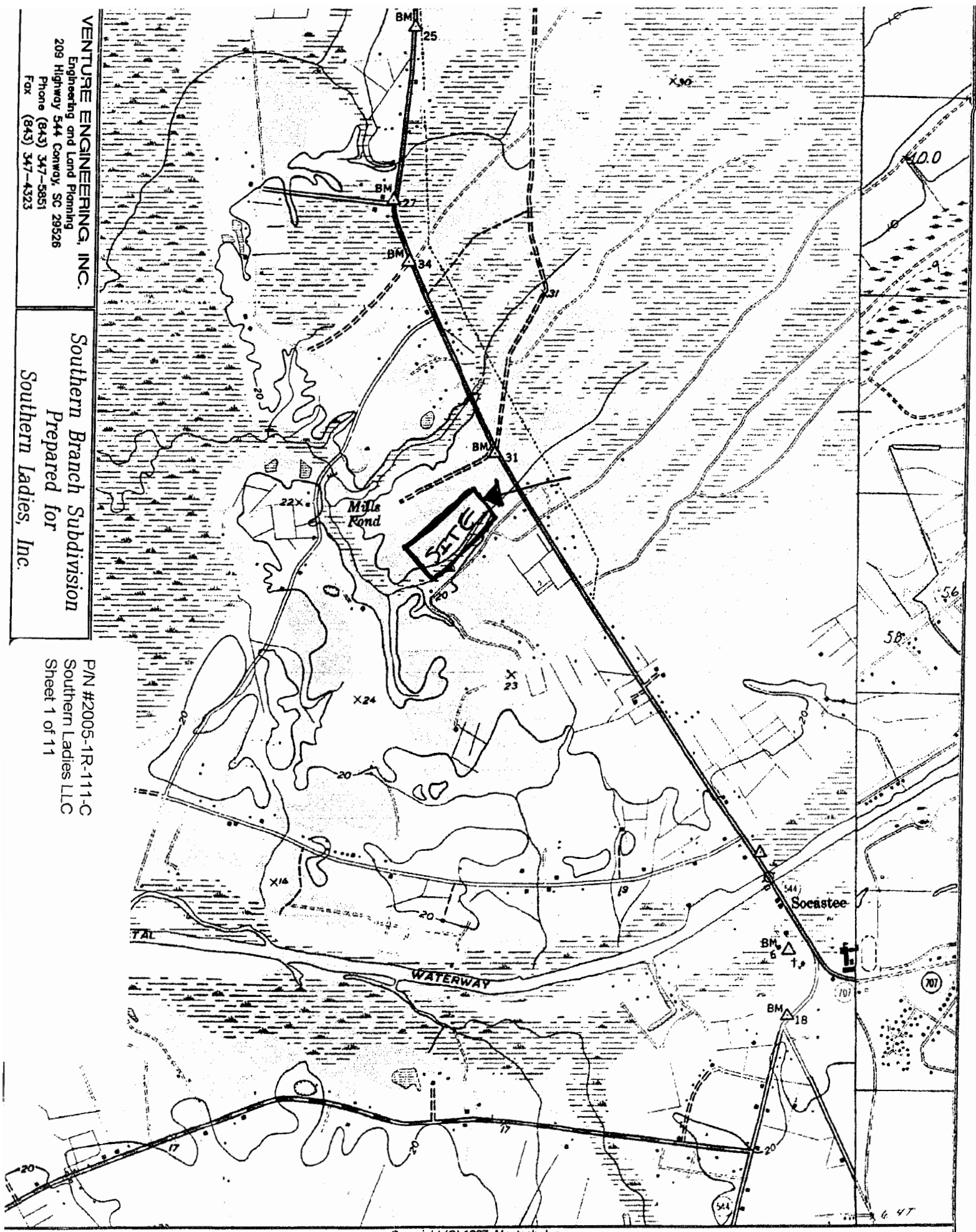
If there are any questions concerning this public notice, please contact me at 843-365-4239.


For Tommy Fennel
Project Manager
Regulatory Division
U.S. Army Corps of Engineers

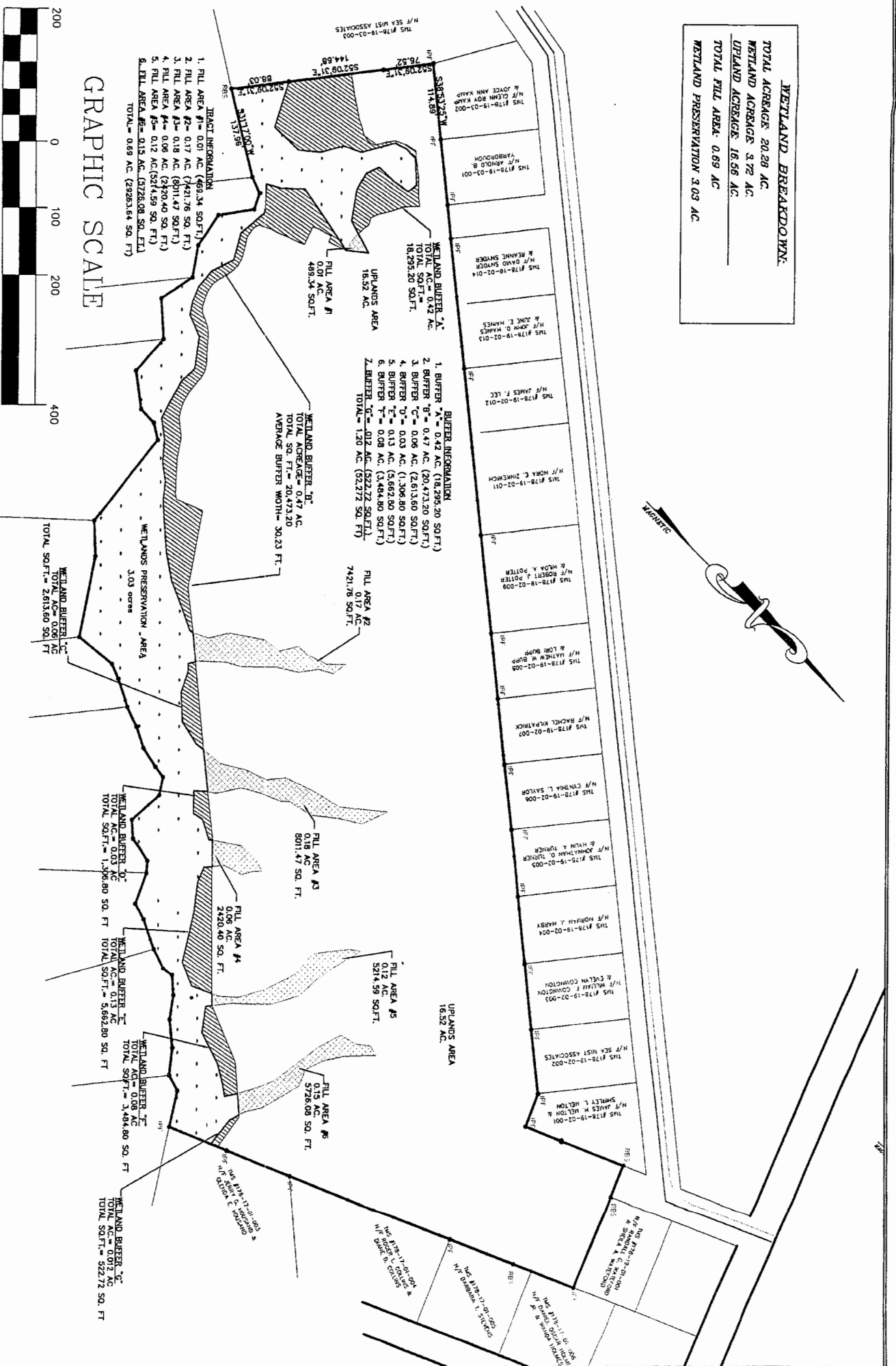
VENTURE ENGINEERING, INC.
Engineering and Land Planning
209 Highway 544 Conway, SC 29526
Phone (843) 347-5851
Fax (843) 347-4323

Southern Branch Subdivision
Prepared for
Southern Ladies, Inc.

P/N #2005-1R-111-C
Southern Ladies LLC
Sheet 1 of 11



TOTAL ACREAGE 20.28 AC.
WETLAND ACREAGE 3.72 AC.
UPLAND ACREAGE 16.56 AC.
TOTAL FILL AREA 0.69 AC
WETLAND PRESERVATION 3.03 AC.

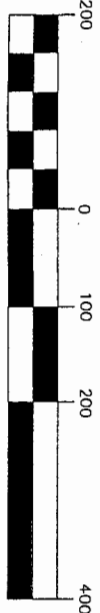
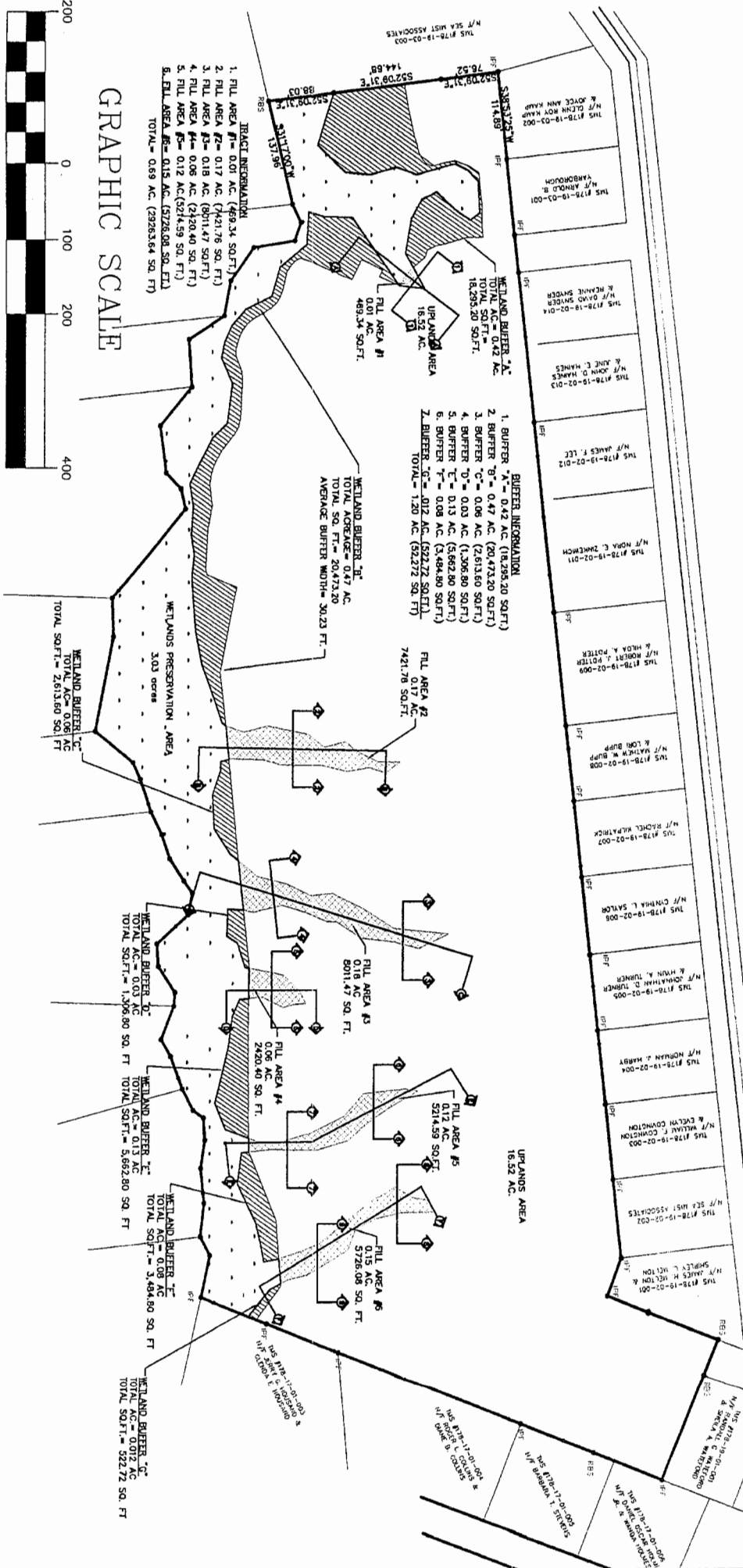
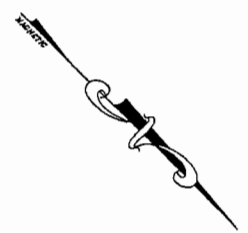


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MITIGATION PLAN

WETLAND BREAKDOWN:
 TOTAL ACREAGE 20.28 AC.
 WETLAND ACREAGE 3.72 AC.
 UPLAND ACREAGE 16.56 AC.
 TOTAL FILL AREA: 0.69 AC.
 WETLAND PRESERVATION 3.03 AC.



GRAPHIC SCALE

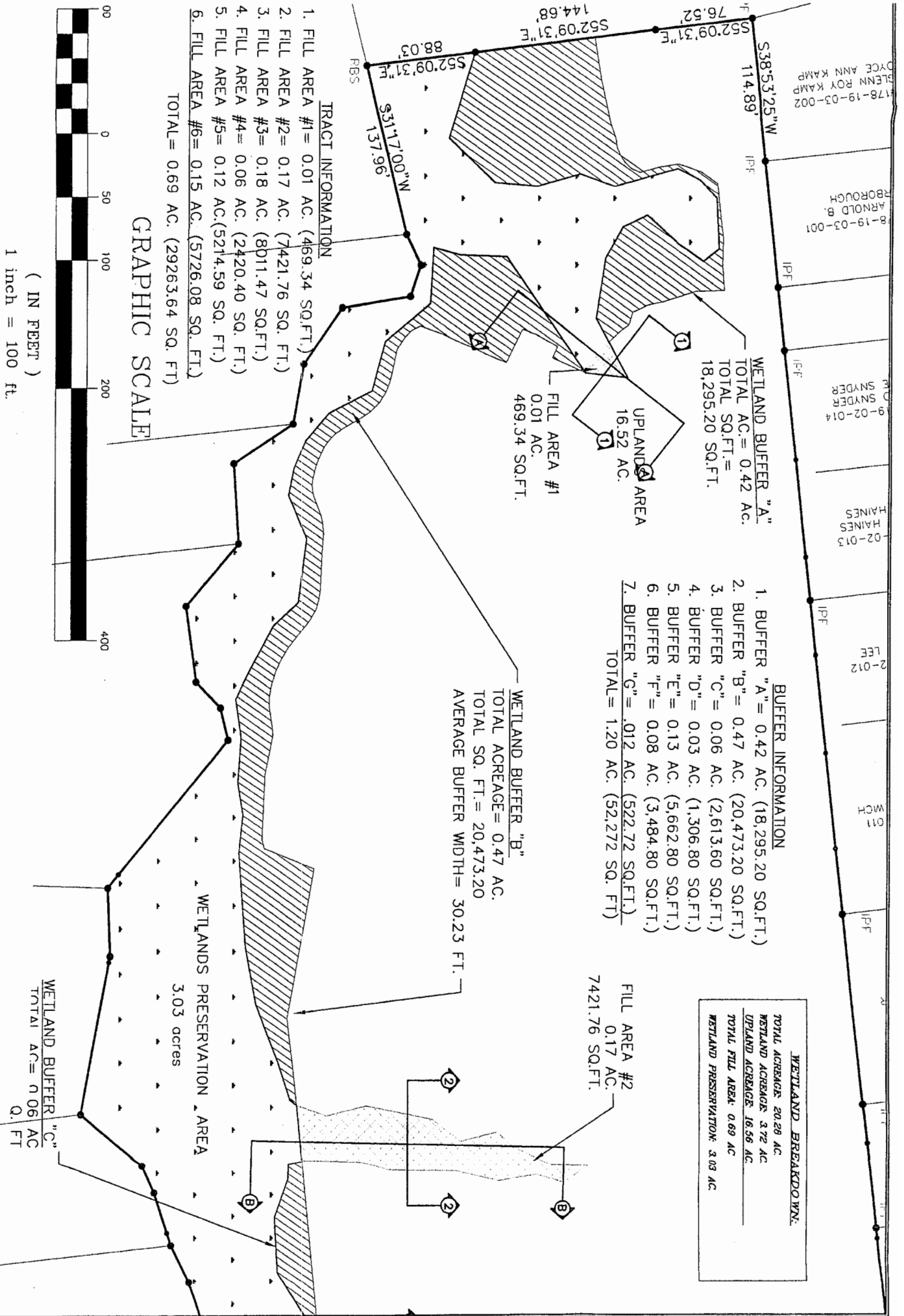
(IN FEET)

1 inch = 200 ft.

VENTURE ENGINEERING, INC.
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P/N #2005-1R-111-C
 Southern Ladies LLC
 Sheet 3 of 11

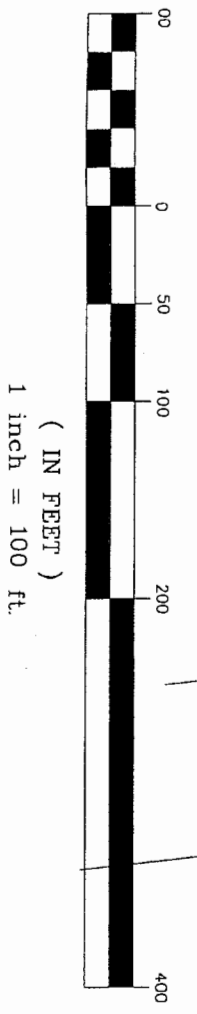


TRACT INFORMATION

1. FILL AREA #1 = 0.01 AC. (469.34 SQ.FT.)
2. FILL AREA #2 = 0.17 AC. (7421.76 SQ. FT.)
3. FILL AREA #3 = 0.18 AC. (8011.47 SQ.FT.)
4. FILL AREA #4 = 0.06 AC. (2420.40 SQ. FT.)
5. FILL AREA #5 = 0.12 AC. (5214.59 SQ. FT.)
6. FILL AREA #6 = 0.15 AC. (5726.08 SQ. FT.)

TOTAL = 0.69 AC. (29263.64 SQ. FT.)

GRAPHIC SCALE



BUFFER INFORMATION

1. BUFFER "A" = 0.42 AC. (18,295.20 SQ.FT.)
2. BUFFER "B" = 0.47 AC. (20,473.20 SQ.FT.)
3. BUFFER "C" = 0.06 AC. (2,613.60 SQ.FT.)
4. BUFFER "D" = 0.03 AC. (1,306.80 SQ.FT.)
5. BUFFER "E" = 0.13 AC. (5,662.80 SQ.FT.)
6. BUFFER "F" = 0.08 AC. (3,484.80 SQ.FT.)
7. BUFFER "G" = .012 AC. (522.72 SQ.FT.)

TOTAL = 1.20 AC. (52,272 SQ. FT.)

FILL AREA #1
0.01 AC.
469.34 SQ.FT.

UPLAND AREA
16.52 AC.

WETLAND BUFFER "B"
TOTAL ACREAGE = 0.47 AC.
TOTAL SQ. FT. = 20,473.20
AVERAGE BUFFER WIDTH = 30.23 FT.

FILL AREA #2
0.17 AC.
7421.76 SQ.FT.

WETLAND BREAKDOWN:

TOTAL ACREAGE	20.28 AC
WETLAND ACREAGE	3.72 AC
UPLAND ACREAGE	16.56 AC
TOTAL FILL AREA	0.69 AC
WETLAND PRESERVATION	3.03 AC

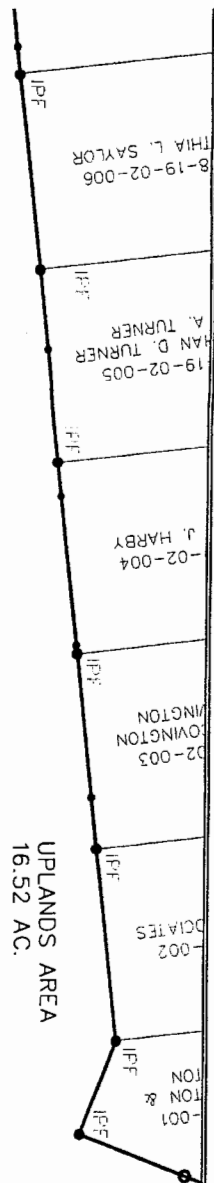
WETLANDS PRESERVATION AREA
3.03 acres

WETLAND BUFFER "C"
TOTAL AC = 0.06 AC
0.1 FT

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P/N #2005-1R-111-C
Southern Ladies LLC
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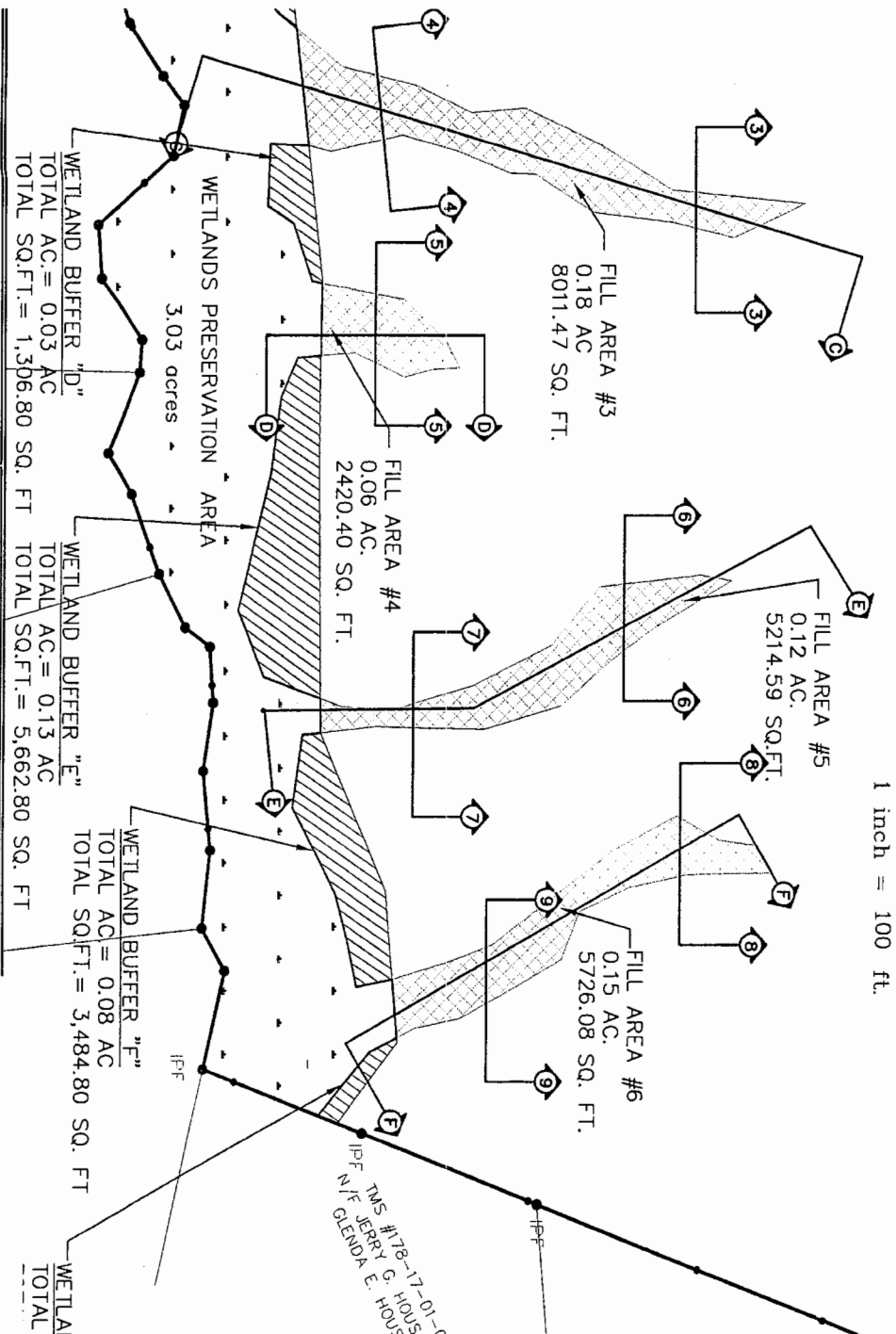


UPLANDS AREA
16.52 AC.

GRAPHIC SCALE



WETLAND BREAKDOWN:
TOTAL ACREAGE: 20.28 AC.
WETLAND ACREAGE: 3.72 AC.
UPLAND ACREAGE: 16.56 AC.
TOTAL FILL AREA: 0.69 AC.
WETLAND PRESERVATION: 3.03 AC.



BUFFER INFORMATION

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 5. BUFFER "E" = 0.13 AC. (5,662.80 SQ.FT.)
 6. BUFFER "F" = 0.08 AC. (3,484.80 SQ.FT.)
 7. BUFFER "G" = .012 AC. (522.72 SQ.FT.)
- TOTAL = 1.20 AC. (52,272 SQ. FT.)

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 4. FILL AREA #4 = 0.06 AC. (2,420.40 SQ. FT.)
 5. FILL AREA #5 = 0.12 AC. (5,214.59 SQ. FT.)
 6. FILL AREA #6 = 0.15 AC. (5,726.08 SQ. FT.)
- TOTAL = 0.69 AC. (29,263.64 SQ. FT.)

WETLAND PRESERVATION AREA
3.03 acres

WETLAND BUFFER "D"
TOTAL AC. = 0.03 AC
TOTAL SQ.FT. = 1,306.80 SQ. FT.

WETLAND BUFFER "E"
TOTAL AC. = 0.13 AC
TOTAL SQ.FT. = 5,662.80 SQ. FT.

WETLAND BUFFER "F"
TOTAL AC. = 0.08 AC
TOTAL SQ.FT. = 3,484.80 SQ. FT.

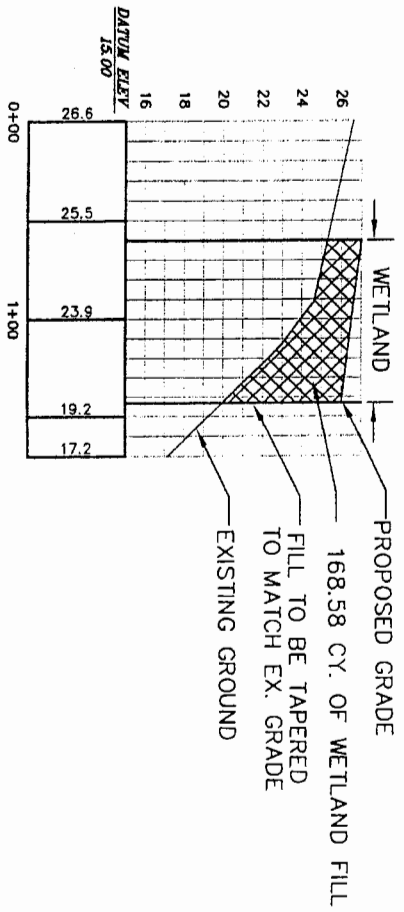
WETLAND BUFFER "G"
TOTAL AC. = 0.012 AC

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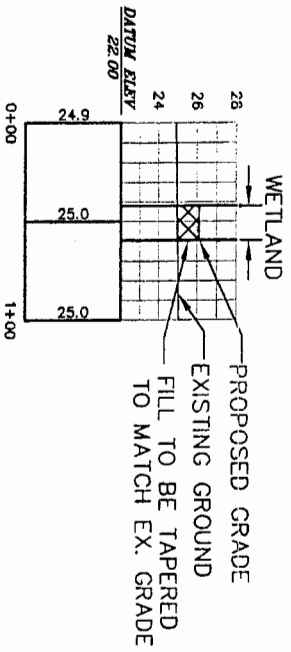
Southern Branch Subdivision
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P/N #2005-1R-111-C
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Sheet 5 of 11

X-SECTION "A-A"

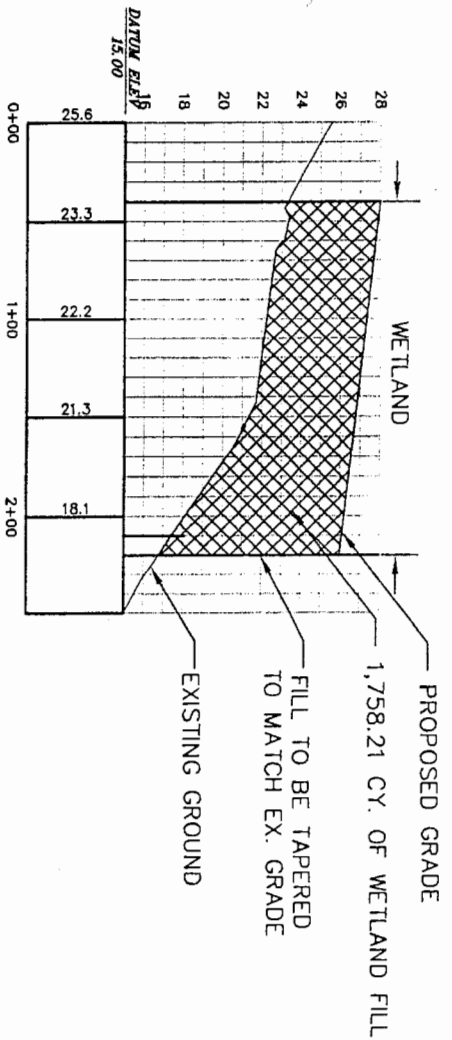


X-SECTION "1-1"

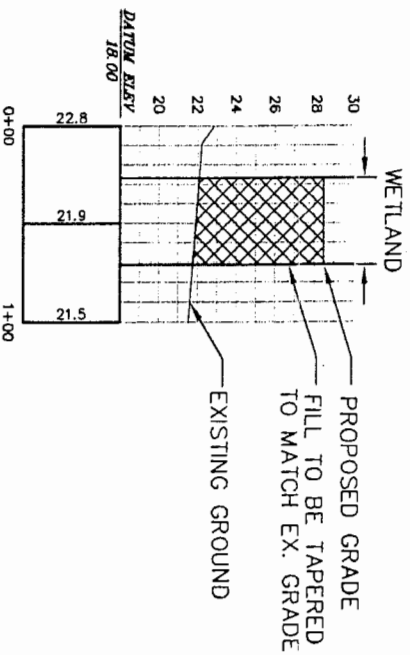


HORIZ. SCALE: 1"=100'
VERT. SCALE: 1"=10'

X-SECTION "B-B"



X-SECTION "2-2"



HORIZ. SCALE: 1"=100'
VERT. SCALE: 1"=10'

The diagram is a cross-section of a wetland area. The vertical axis represents elevation in feet, ranging from 15.00 to 28.00. The horizontal axis represents stationing, ranging from 0+00 to 3+00. The existing ground is shown as a solid line. The proposed grade is shown as a dashed line. The area between the existing ground and the proposed grade is shaded with cross-hatching, representing the wetland fill. The fill area is labeled '15,695.24 CY. OF WETLAND FILL'. The existing ground is labeled 'EXISTING GROUND'. The proposed grade is labeled 'PROPOSED GRADE'. The fill area is labeled 'FILL TO BE TAPERED TO MATCH EX. GRADE'.

Station	Existing Ground Elevation (ft)	Proposed Grade Elevation (ft)
0+00	27.3	26.8
1+00	25.0	24.4
2+00	24.4	22.7
3+00	19.2	17.4

The diagram illustrates a cross-section of a wetland area. The vertical axis represents elevation, with a datum level of 18.00. The horizontal axis shows two points: 0+00 on the left and 1+00 on the right. The diagram is divided into three main sections by two vertical lines. The leftmost section, between 0+00 and the first vertical line, has a width of 20.4. The middle section, between the two vertical lines, has a width of 21.0. The rightmost section, between the second vertical line and 1+00, has a width of 21.7. The top of the diagram is labeled 'WETLAND'. The bottom of the diagram is labeled 'EXISTING GROUND'. The area between the existing ground and the proposed grade is labeled 'FILL TO BE TAPERED TO MATCH EX. GRADE'. The proposed grade is shown as a horizontal line at an elevation of 30.0. The existing ground is shown as a horizontal line at an elevation of 20.0. The fill area is shaded with a cross-hatch pattern. The diagram also includes a vertical scale on the left with markings at 20, 22, 24, 26, 28, and 30.

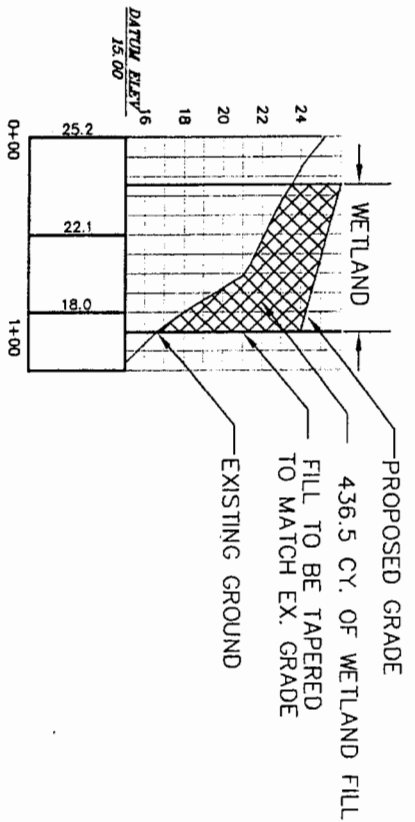
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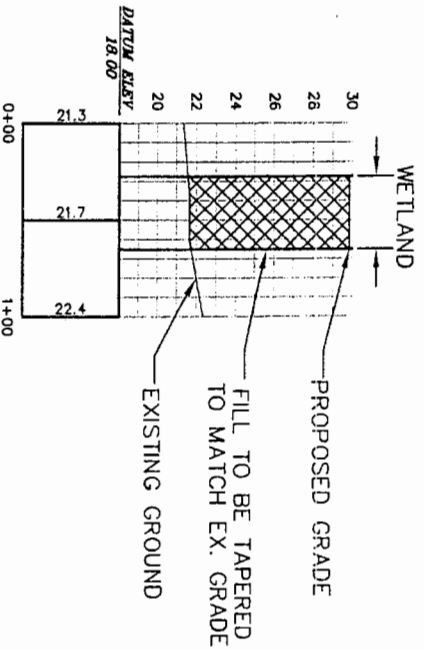
PROPOSED ACTIVITY: Wetlands
USACE #: SAC-81-2D01-1
COUNTY: Horry
STATE: SOUTH CAROLINA

P/N #2005-1R-111-C
Southern Ladies LLC
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X-SECTION "D-D"

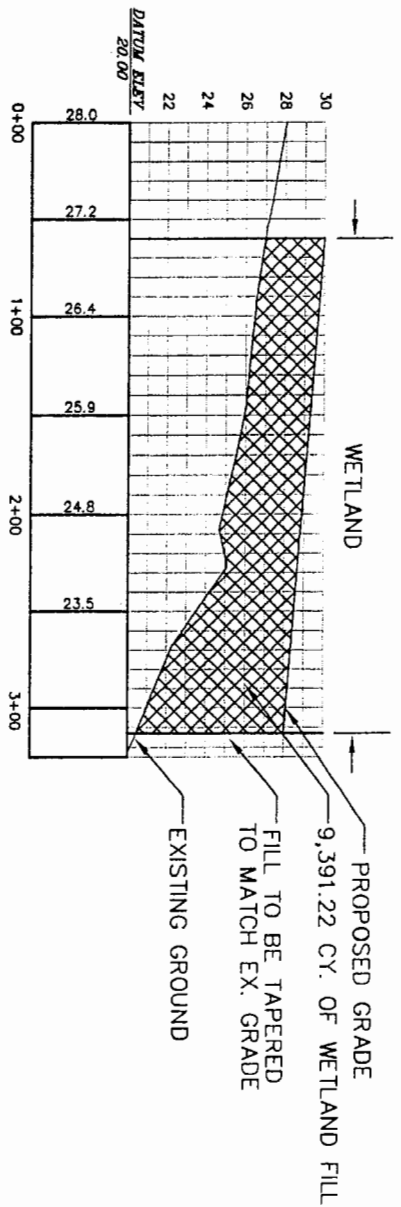


X-SECTION "5-5"

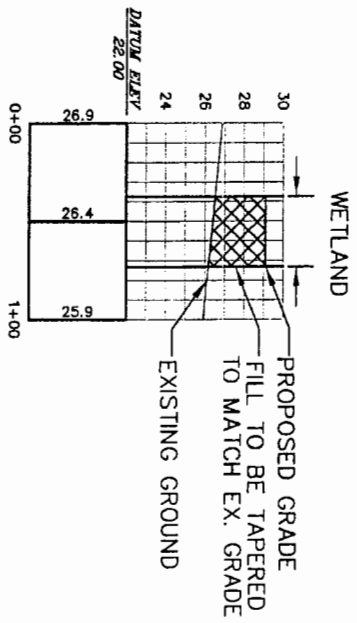


HORIZ. SCALE: 1"=100'
VERT. SCALE: 1"=10'

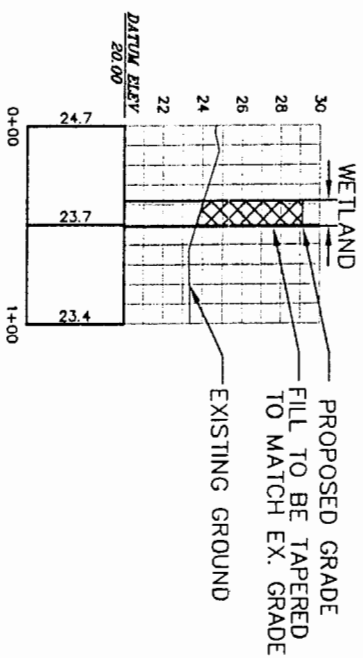
X-SECTION "E-E"



X-SECTION "6-6"

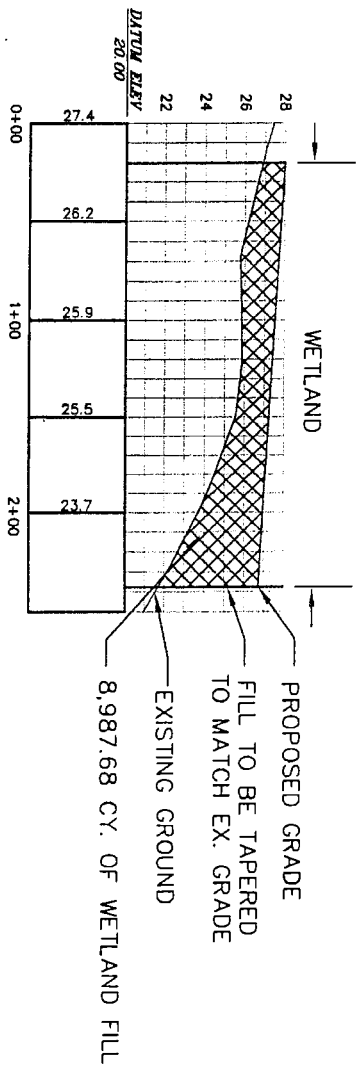


X-SECTION "7-7"

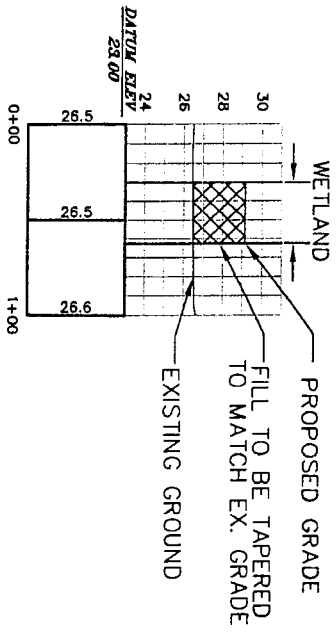


HORIZ. SCALE: 1"=100'
VERT. SCALE: 1"=10'

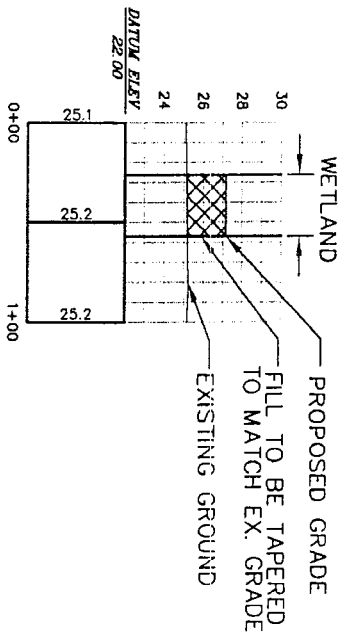
X-SECTION "F-F"



X-SECTION "8-8"



X-SECTION "9-9"



HORIZ. SCALE: 1"=100'
VERT. SCALE: 1"=10'